017.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	629,700 / 629,700
					USE VALUE:	629,700 / 629,700
					ASSESSED:	629,700 / 629,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERVARE LUCAS AVELINO
Owner 2:	VERIKIOS MARIA
Owner 3:	
Street 1:	140 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KERR MARGARET J -
Owner 2:	-
Street 1:	140 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1930, having primarily Aluminum Exterior and 2258 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4237.000	192,000		437,700	629,700
Total Card	0.097	192,000		437,700	629,700
Total Parcel	0.097	192,000		437,700	629,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.85 | /Parcel: 278.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12104

GIS Ref

GIS Ref

Insp Date 05/04/09

PREVIOUS ASSESSMENT

Parcel ID 017.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	192,000	0	4,237.	437,700	629,700		Year end	12/23/2021
2021	101	FV	192,000	0	4,237.	437,700	629,700		Year End Roll	12/10/2020
2020	101	FV	286,800	0	4,237.	437,700	724,500	724,500	Year End Roll	12/18/2019
2019	101	FV	229,800	0	4,237.	465,000	694,800	694,800	Year End Roll	1/3/2019
2018	101	FV	229,800	0	4,237.	339,200	569,000	569,000	Year End Roll	12/20/2017
2017	101	FV	229,800	0	4,237.	295,400	525,200	525,200	Year End Roll	1/3/2017
2016	101	FV	229,800	0	4,237.	251,700	481,500	481,500	Year End	1/4/2016
2015	101	FV	223,900	0	4,237.	246,200	470,100	470,100	Year End Roll	12/11/2014

!1458!

PRINT

Date	Time
12/29/21	20:00:51

LAST REV

Date	Time
10/27/20	09:44:34
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1458

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERR MARGARET J	72451-317	1	4/12/2019		633,000	No	No		
	12491-317		8/1/1973		33,500	No	No		Ronald J Kerr dod 7/4/1992

USER DEFINED

Prior Id # 1:	12104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1947	Solar Pa	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2009	Measured	372	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT
9/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4237		Sq. Ft.	Site		0	80.	1.29	1									437,689						437,700	

Total AC/HA:	0.09727	Total SF/SM:	4237	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,689	Spl Credit		Total:	437,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.30624998
Const Adj.:	0.93050694
Adj $ / SQ:	97.238
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278252
Depreciation:	86258
Depreciated Total:	191994

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

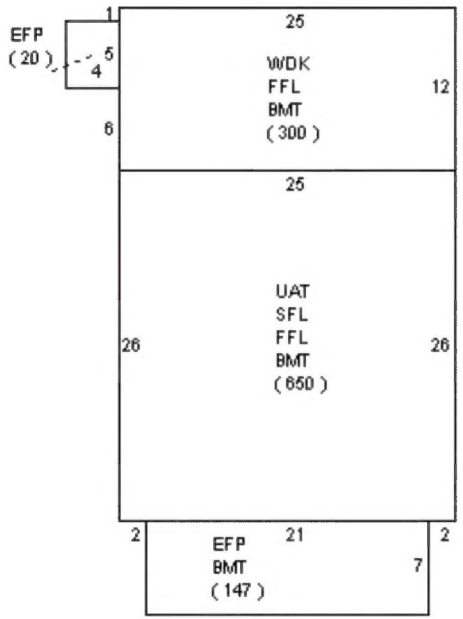
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	97.24
Special Features:	0	Val/Su Net:	57.71
Final Total:	192000	Val/Su SzAd	120.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,097	40.550	44,481
FFL	First Floor	950	97.240	92,376
SFL	Second Floor	650	97.240	63,205
WDK	Deck	300	8.680	2,605
EFP	Enclos Porch	167	40.500	6,764
UAT	Upper Attic	163	38.900	6,320

Net Sketched Area:	3,327			Total:	215,751
Size Ad	1600	Gross Area	3814	FinArea	2258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	